



**COLDWELL BANKER**  
**U.S. VIRGIN ISLANDS**

**AREA  
REPORT**

**ST. CROIX**

AUGUST 2024 | CONDO



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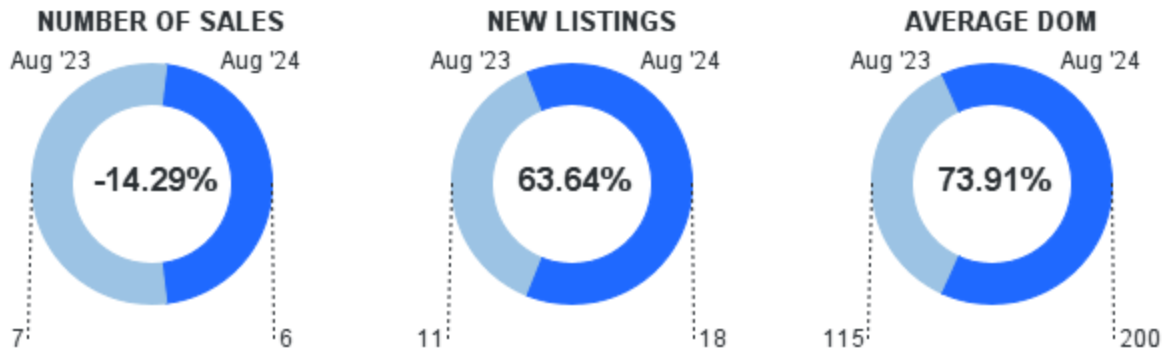


**COLDWELL BANKER**  
ISLAND AFFILIATES

# ST. CROIX | August 2024

## REAL ESTATE SNAPSHOT - Change since this time last year

### Condo



**-9.41%** ↓

**MEDIAN SALES PRICE**  
CONDO

**-29.57%** ↓

**AVERAGE SALES PRICE**  
CONDO

**-8.33%** ↓

**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

**-29.16%** ↓

**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
CONDO

■ Aug '23

■ Aug '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

August 2024 | Condo ?

	Month to Date			Year to Date		
	August 2024	August 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	18	11	63.64% <span>↑</span>	116	89	30.34% <span>↑</span>
Sold Listings	6	7	-14.29% <span>↓</span>	69	65	6.15% <span>↑</span>
Median List Price (Solds)	\$192,500	\$210,000	-8.33% <span>↓</span>	\$289,000	\$269,000	7.43% <span>↑</span>
Median Sold Price	\$183,000	\$202,000	-9.41% <span>↓</span>	\$275,000	\$255,500	7.63% <span>↑</span>
Median Days on Market	207	102	102.94% <span>↑</span>	120	117	2.56% <span>↑</span>
Average List Price (Solds)	\$197,166	\$278,342	-29.16% <span>↓</span>	\$304,766	\$301,181	1.19% <span>↑</span>
Average Sold Price	\$184,333	\$261,714	-29.57% <span>↓</span>	\$286,769	\$287,861	-0.38% <span>↓</span>
Average Days on Market	200	115	73.91% <span>↑</span>	165	135	22.22% <span>↑</span>
List/Sold Price Ratio	92.2%	94.3%	-2.25% <span>↓</span>	93.4%	95.7%	-2.36% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

August 2024 | Condo ?

**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



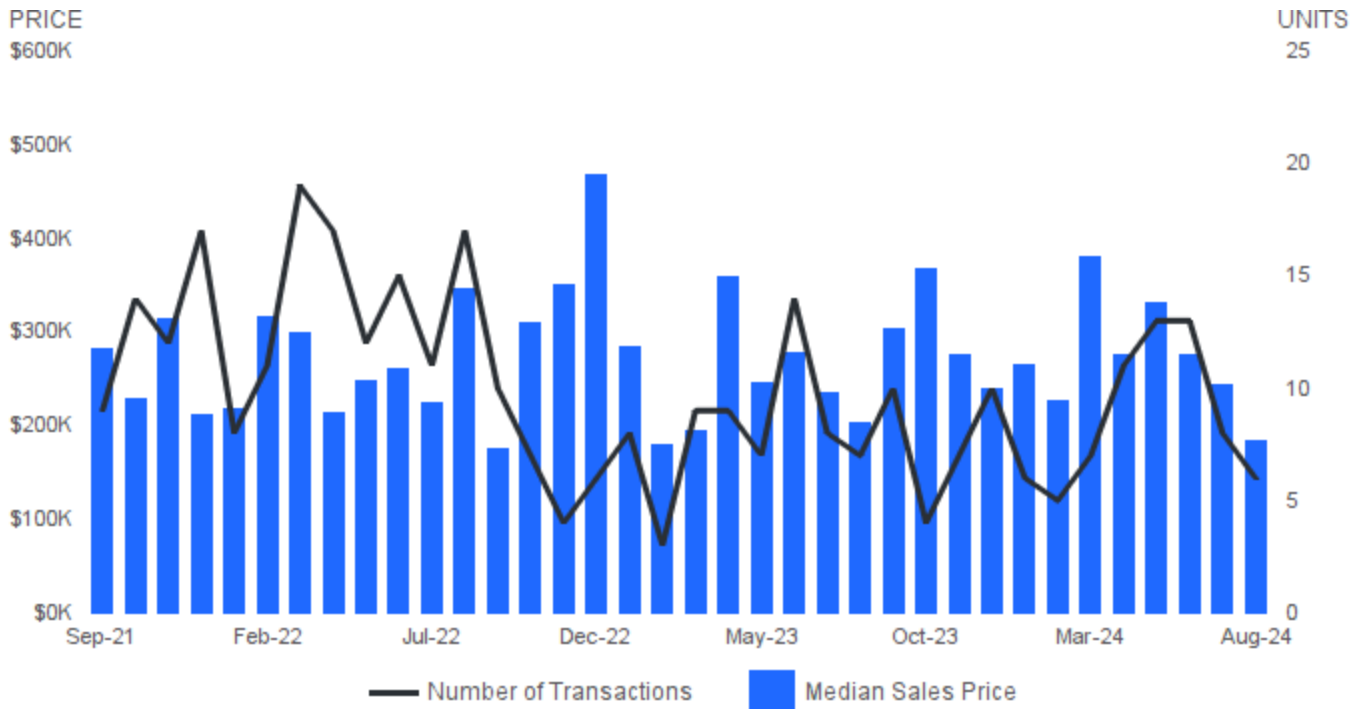
Sold Volume	\$16.97M	\$19.96M	\$44.31M	\$39.37M	\$28.73M	\$19.79M
Listing Volume	\$29.25M	\$34.41M	\$39.19M	\$47.19M	\$44.27M	\$38.01M
Median Sale Price	\$180K	\$235K	\$250K	\$254K	\$258K	\$275K

## MEDIAN SALES PRICE AND NUMBER OF SALES

August 2024 | Condo ?

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.

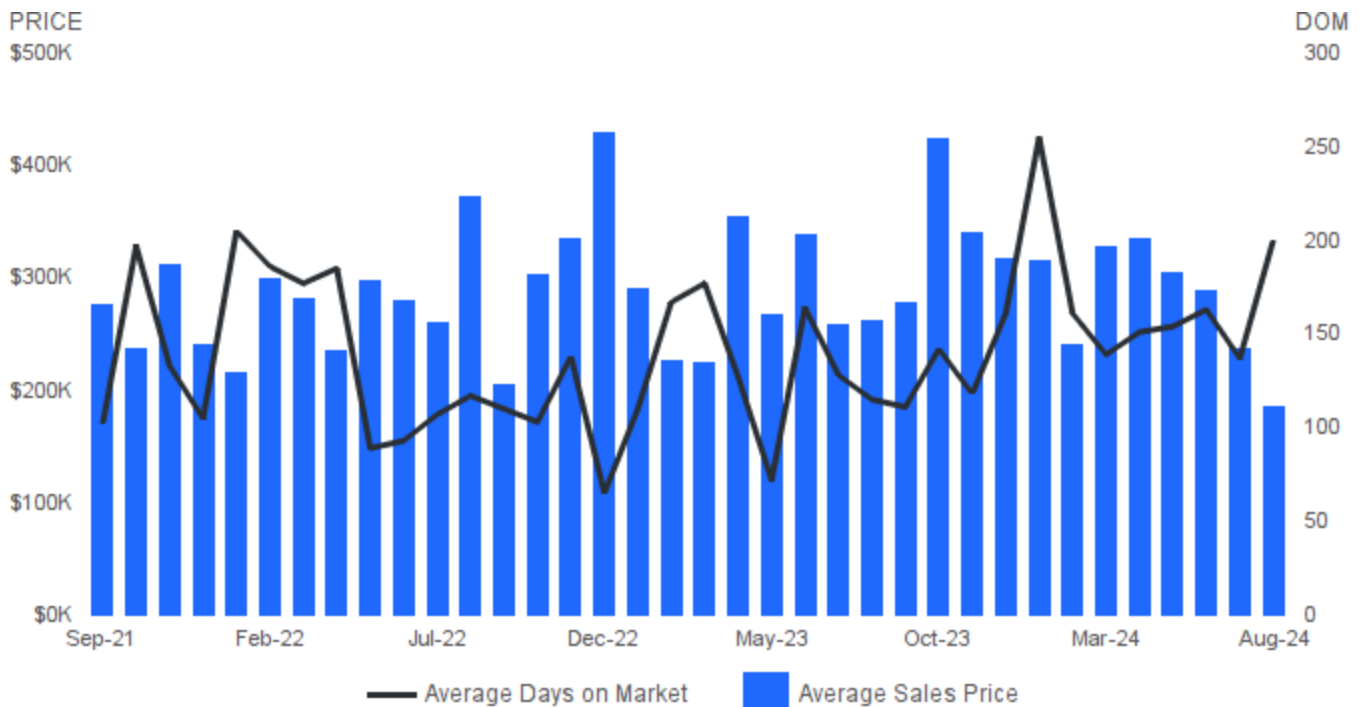


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2024 | Condo ?

**Average Sales Price** | Average sales price for all properties sold.

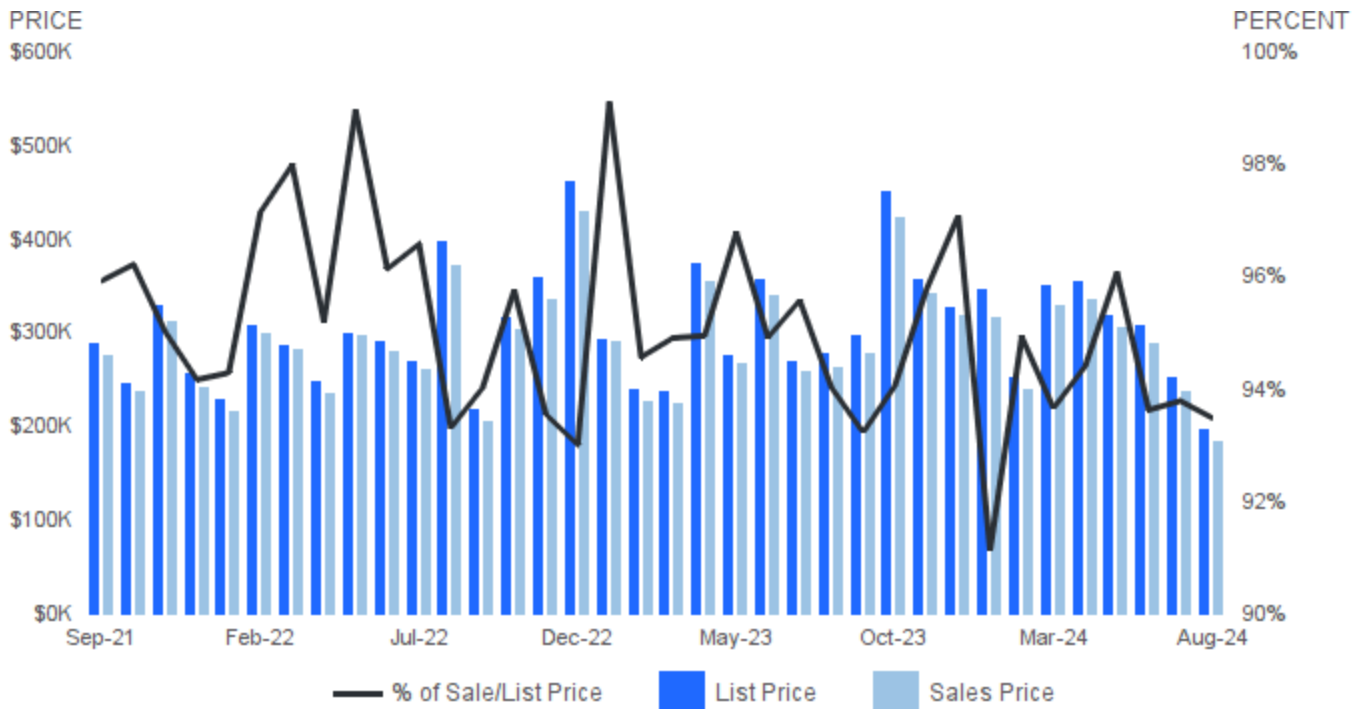
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2024 | Condo ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

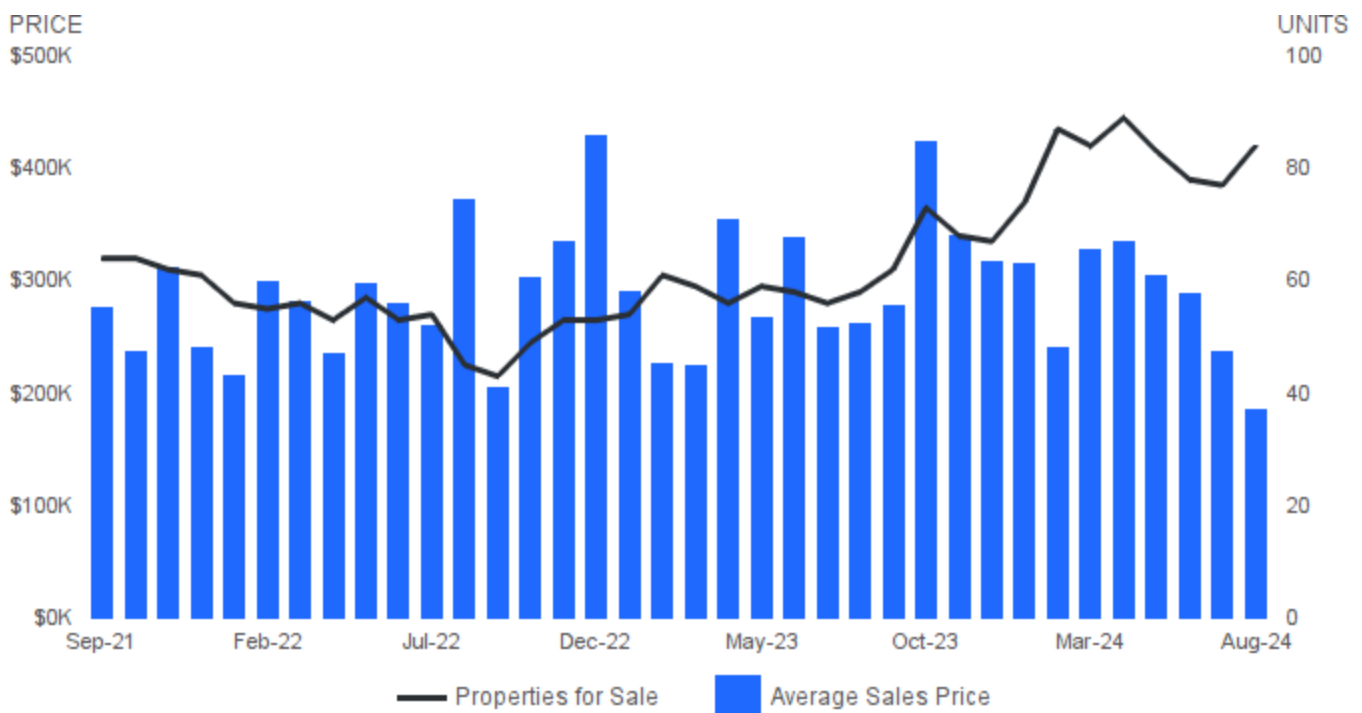


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2024 | Condo ?

Average Sales Price | Average sales price for all properties sold.

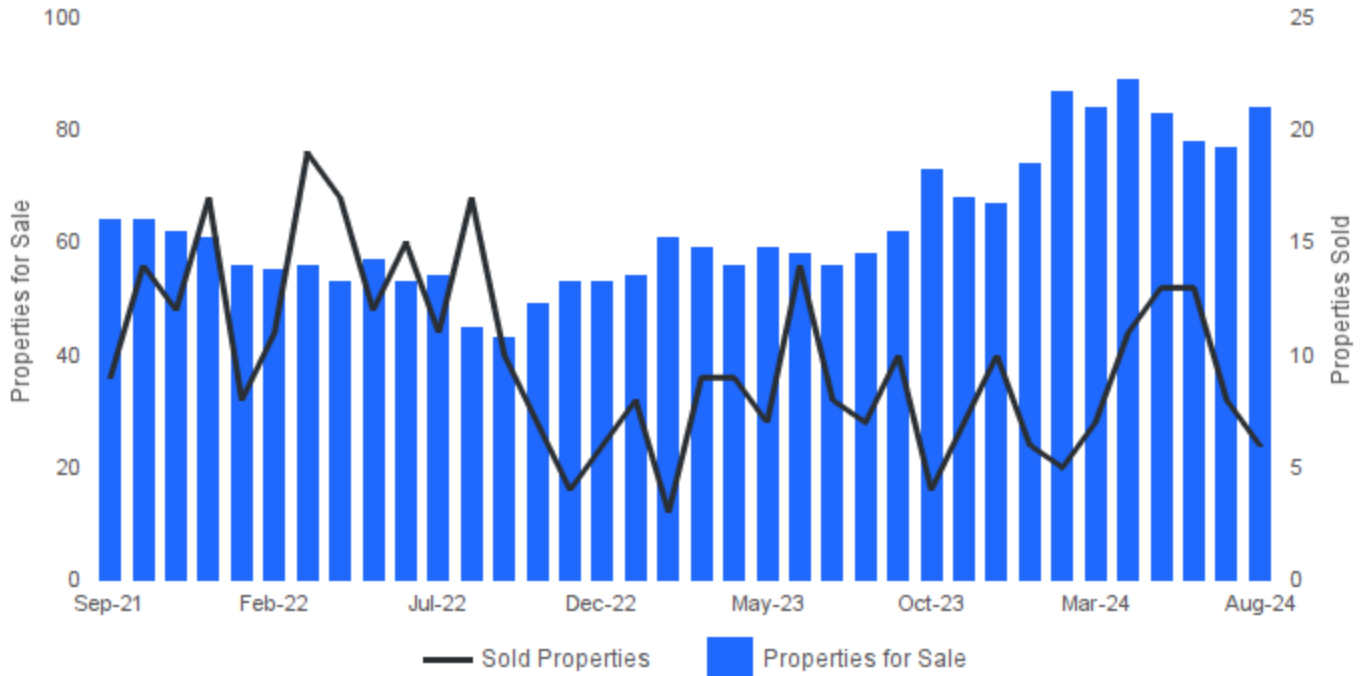
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2024 | Condo ?

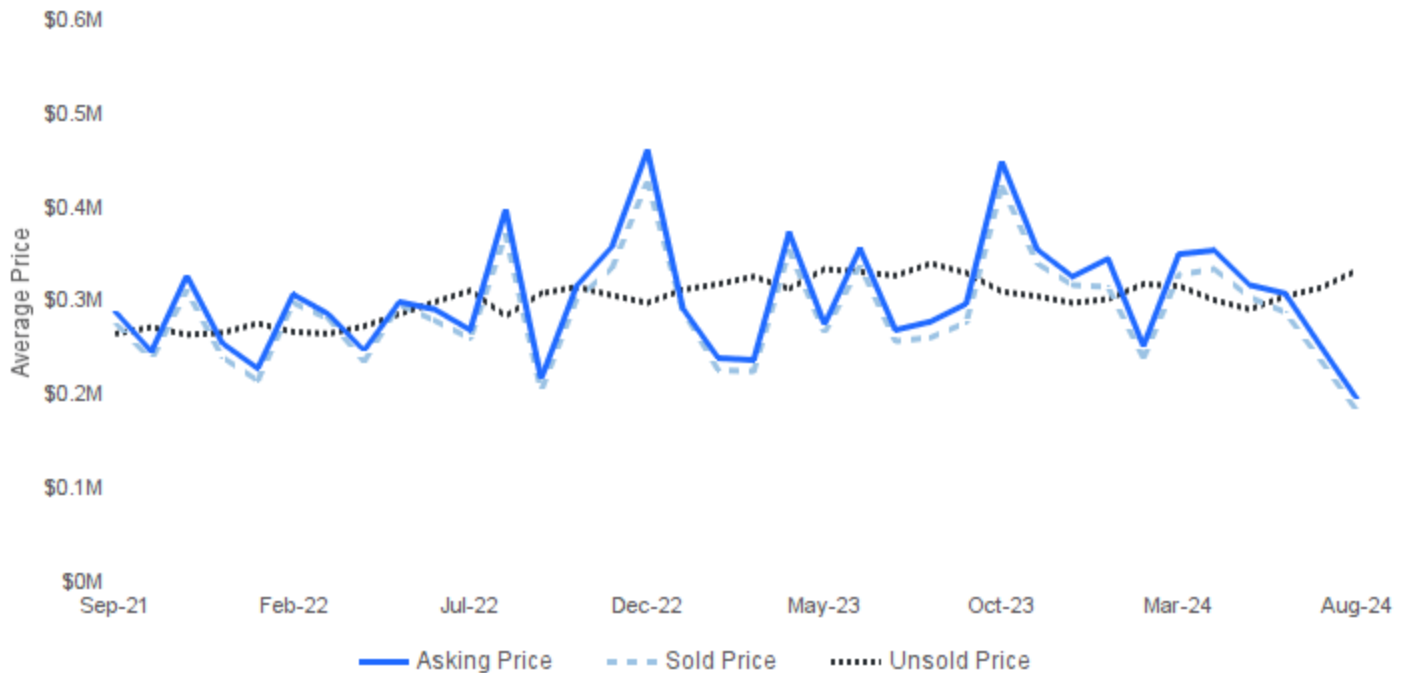
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2024 | Condo ?

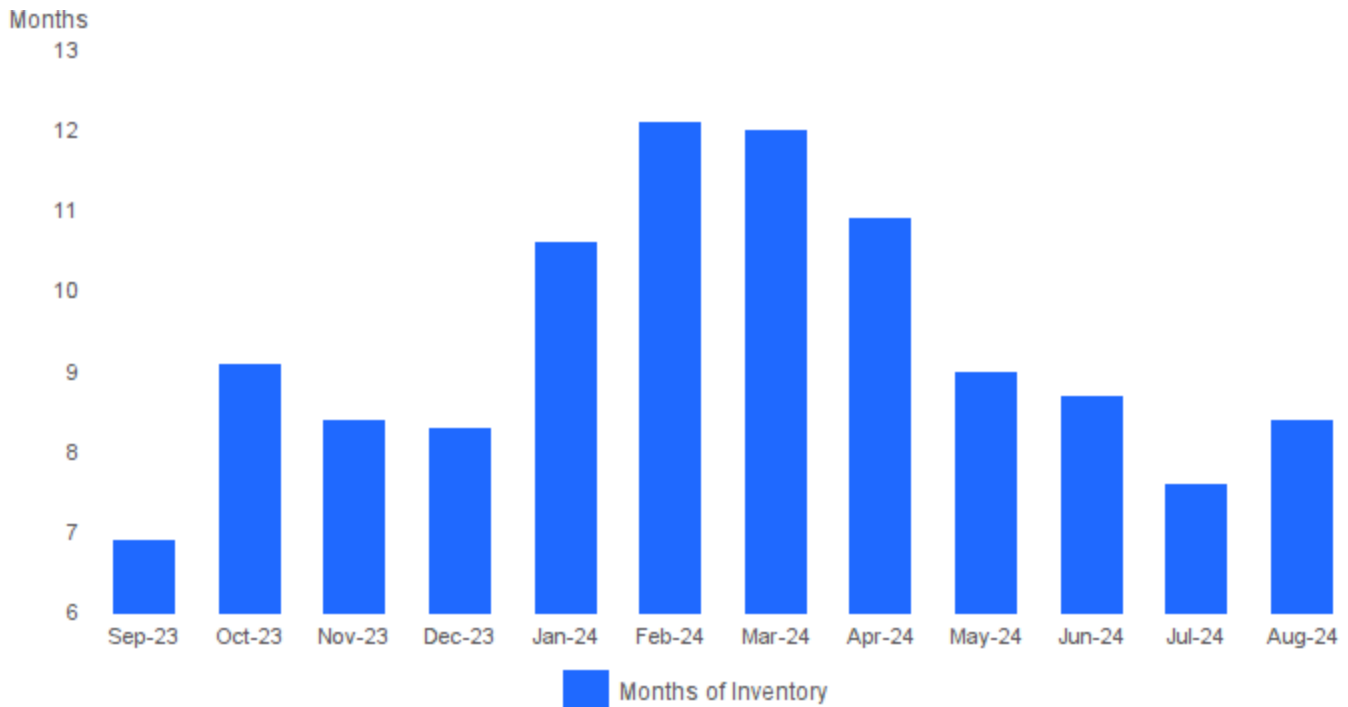
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



# ABSORPTION RATE

August 2024 | Condo ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



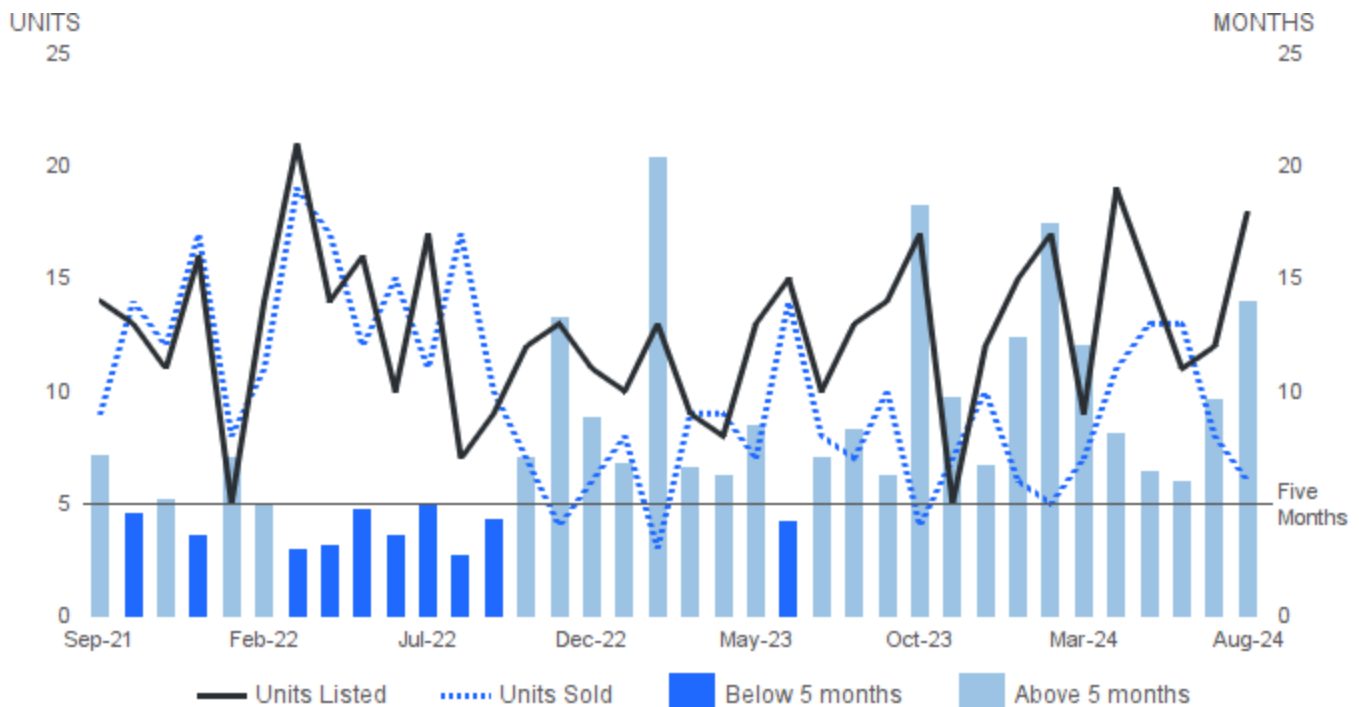
# MONTHS SUPPLY OF INVENTORY

August 2024 | Condo ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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